



- Victorian Detached Family Home
- Period Features
- Generous Rear Garden
- Three Reception Rooms
- Off Road Parking
- First Floor Bathroom
- Offered For Sale With No Onward Chain
- Walking Distance Of Brightlingsea Town Centre & Beach Front

### 58 Spring Road, Brightlingsea, Colchester, Essex. CO7 0PN.

Guide Price £425,000- £450,000. A stunning Victorian detached house in this sought after Brightlingsea position close to the waterfront and town centre. Offering ample living accommodation for all of the family. Highlights include three reception rooms, kitchen, five bedrooms, first floor family bathroom, character features including original fireplace, whilst outside there is an excellent garden and off road parking space. Within walking distance of local schools and public transport. Please call for further details. Offered for sale with no onward chain.





# Property Details.

## Ground Floor

### Entrance Hall

10' 08" x 4' 11" (3.25m x 1.50m) Composite front door, tiled floor, radiator.

### Office/ Study

12' 4" x 11' 7" (3.76m x 3.53m) Window to front, radiator, wood floor, feature fireplace.

### Lounge



12' 2" x 11' 8" (3.71m x 3.56m) Double glazed window to front, tiled floor.

### Kitchen



13' 5" x 11' 4" (4.09m x 3.45m) Double glazed windows to rear and side, tiled floor, door to rear, fitted kitchen, laminate worktops, wall and base units, inset sink, space for fridge/freezer, washing machine, cooker, wall mounted boiler.

## Sitting Room



13' 04" x 9' 02" (4.06m x 2.79m) Double glazed sash window to rear, fireplace with tiled surround and hearth open plan living space.

## Dining Room



13' 04" x 10' 09" (4.06m x 3.28m) Double glazed french doors to rear, tiled floor, window to front.

## First Floor

### Landing

16' 0" x 4' 11" (4.88m x 1.50m) Window to front, radiator, loft access.

# Property Details.

## Bedroom One



13' 6" x 11' 3" (4.11 m x 3.43m) Double glazed window to rear, radiator, airing cupboard, wood floor.

## Bedroom Two



12' 2" x 10' 6" (3.71 m x 3.20m) Double glazed window to front, fitted wardrobe, radiator.

## Bedroom Three



12' 2" x 11' 9" (3.71 m x 3.58m) Double glazed window to front, radiator, wash hand basin.

## Bedroom Four

9' 10" x 9' 0" (3.00m x 2.74m) Double glazed window to rear, radiator.

## Bedroom Five

9' 10" x 5' 11" (3.00m x 1.80m) Double glazed window to rear, radiator.

## Family Bathroom



13' 2" x 4' 6" (4.01 m x 1.37m) Double glazed windows to front and rear, tiled floor, towel rail, bath, shower cubicle, wall mounted wash hand basin.

## Outside

### Driveway

Block paved driveway to the right hand side of property creating off road parking, mature flower beds to the front of property and low level brick wall retaining the front of the property from the path.

### Rear Garden

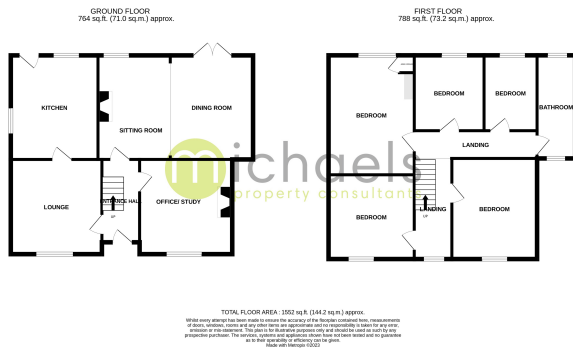


This generous plot is mainly laid to lawn, blocked paved patio area, side access to the front the property, retained by fencing.

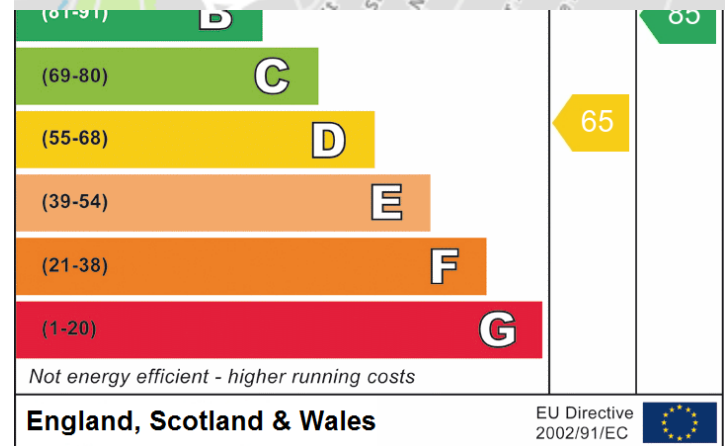
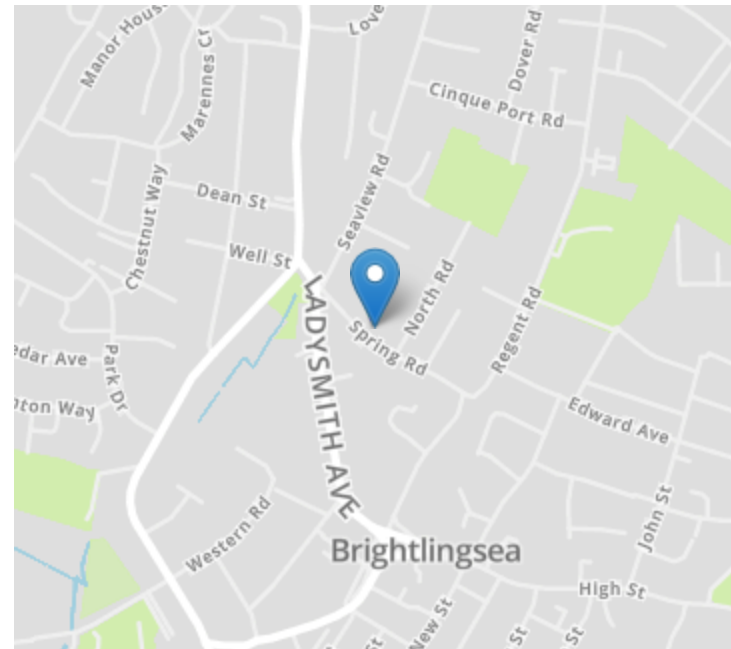


# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.